



Agenda Item Number: \_\_\_\_\_

## BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

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**Meeting Date:** January 24, 2006

**Department:** Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

**TITLE:** CONSENT: Special Use Permit for a Planned Development Area (five lot cluster development)  
(CSU-50029)

### COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

#### SUMMARY:

At the November 2, 2005 public hearing, the County Planning Commission voted 6-0 (Commissioner Nelson excused) to recommend approval of a Special Use Permit for a Planned Development Area (five lot cluster development) on Tract 11B, MRGCD Map 54, located at 412 Shirk Lane SW, zoned A-1, containing approximately 4.95 acres. The decision was based on the following seven (7) Findings and subject to the following ten (10) Conditions.

#### Findings:

1. The request is for a Special Use Permit for a Planned Development Area (five lot cluster development) on Tract 11B, MRGCD Map 54, located at 412 Shirk Lane SW, zoned A-1, containing approximately 4.95 acres.
2. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that cluster development is articulated in Policy 6 of the Southwest Area Plan.
3. This request is consistent with Resolution 116-86 in that the Albuquerque/Bernalillo County Comprehensive Plan Policy 3 a which calls for Rural Area density patterns to be more specifically defined through lower rank planning and that each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.
4. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. This request is consistent with the Bernalillo County Zoning Ordinance requirements for a Planned Development Area in that this is a request for cluster housing.
7. Approval of this request does not infer or guarantee subdivision of the subject site.

Conditions:

1. Any wastewater systems on site shall be installed and maintained in accordance with Bernalillo County's current Wastewater Ordinance.
2. Traffic calming devices and/or speed humps shall not be allowed, and any gates along the roadway shall be submitted to the Fire Marshal's Office for approval prior to development.
3. Turnarounds shall comply with Bernalillo County Street Standards and/or Fire Marshal's Office. The access easement shall be 30 feet wide.
4. Approved numbers or addresses shall be placed on all new and existing building in such a position as to be plainly visible and legible from the street or road fronting the property and shall contrast with their background numerals shall be a minimum of 4 inches in height.
5. Any future access easement located on the adjoining western parcel shall utilize the proposed roadway created by this request and add additional width as required by the Bernalillo County Public Works Division.
6. Any future lighting on this site shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
7. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
8. The property shall be platted into legal lots of record within twelve (12) months of final Board of County Commission approval. The two tracts (proposed Tract 11-B-2 and Tract 11-B-7 ) shall be designated as permanent open space.
9. The Special Use Permit shall be issued for the life of the use.
10. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (November 4, 2005).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval